



Board of Chosen Freeholders
County of Burlington
New Jersey



Department of: RESOURCE CONSERVATION

MARY PAT ROBBIE
Director of Resource Conservation

Phone: (856) 642-3850
Fax: (609) 726-7333

BURLINGTON CADB RESOLUTION # 2016 - 28

Physical Address:

624 Pemberton Browns Mills Rd
Pemberton, New Jersey 08068

Mailing Address:

P.O. Box 6000
Mount Holly, New Jersey 08060

**Site Specific Agricultural Management Practice Determination
Under The New Jersey Right to Farm Act
John Probasco on behalf of Recklesstown Distillery, LLC**

Springfield Township Block 1001, Lot 1.01
July 14, 2016

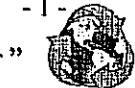
WHEREAS, John Probasco on behalf of Probasco Farms LLC, the current operator of the above-referenced farm ("Applicant"), and on behalf of Recklesstown Farm Distillery, LLC the proposed operator of the Farm Market, has applied to the Burlington County Agricultural Development Board ("CADB") pursuant to the NJ Right to Farm Act ("Act") detailed in N.J.A.C. 2:76-2.3 requesting a Site Specific Agricultural Management Practice ("SSAMP") determination requesting Site Plan approval for the construction of a Farm Market in accordance with the permissible activities detailed in N.J.S.A. 4:1C-9 et al.; and

WHEREAS, Recklesstown Farm Distillery, LLC (the "Distillery") will farm the above-referenced property and operate a Craft Distillery in accordance with N.J.S.A. 33:1-10.3d (NJ Craft Distillery License); and

WHEREAS, on January 14, 2016 the CADB adopted resolution 2016-10 certifying eligibility under the RTF act for the Applicant on the subject property; and

WHEREAS, on March 14, 2016 the CADB adopted resolution 2016-12 granting a Site Specific Agricultural Management Practice ("SSAMP") determination finding that the following activities are protected activities under the Act:

1. processing of crops grown on the farm into craft distilled spirits
2. construction of a "farm oriented pole building" to be used for the processing, tastings and sales of the spirits
3. conducting educational tours of the farm and distillery
4. The sale of merchandise such as glassware, t-shirts and other items used to advertise the operation; and



WHEREAS, on March 15, 2016 the Applicant submitted a request seeking Site Plan review and approval for the Distillery Farm Market referenced in the 2016-12 resolution; and

WHEREAS, the applicant simultaneously submitted the Site Plan to the Springfield Township Planning Board seeking their informal review and comment; and

WHEREAS, in accordance with N.J.A.C. 2:76-2A.13, the CADB has the authority to review Site Plan elements for Direct Marketing facilities; and

WHEREAS, since the time of the initial submission of the Site Plan, staff has coordinated an internal review with the assistance of the following:

1. Applicant
2. Applicant's engineer William H. Nicholson, P.E.
3. Springfield Township Planning Board Engineer, Jeffrey S. Richter
4. Springfield Township Planning Board Solicitor, Denis Germano, Esq.
5. Burlington County Engineer's office

WHEREAS, since the time of the initial submission there have been various revisions to the Site Plan the most current version dated 3/28/16 revised to 6/30/16; and

WHEREAS, on July 14, 2016 the CADB conducted its regularly scheduled meeting, due notice of said meeting was given in accordance with New Jersey Statutes and the Open Public Meetings Act and a quorum of the CADB being present at the meeting; the matter of the SSAMP was heard; and

WHEREAS, the Applicant has submitted proof of written notice as required in N.J.A.C. 2:76-2.8; and

WHEREAS, the Applicant was represented by John Probasco; and

WHEREAS, the CADB received into evidence the following Exhibits:

Submitted by the Applicant:

Exhibit A – Site Plan as prepared by William H. Nicholson & Associates dated 3/28/16 (current version revised to 6/30/16)

Exhibit B – Proof of 200 foot notice

Exhibit C- Drainage Calculations pertaining to preexisting and post development runoff

Submitted by Staff:

Exhibit D – letter from Jeffrey S. Richter, P.E., Springfield Planning Board
Engineer, dated May 20, 2016

WHEREAS, the CADB has reviewed the elements of the Site Plan as detailed in the SSAMP request; and

WHEREAS, pursuant to N.J.S.A. 4:1C-9, the commercial farm must be in compliance with all relevant federal or State statutes or rules and regulations adopted pursuant thereto, and not pose a direct threat to public health and safety; and

WHEREAS, CADB staff has represented that the current version of the Site Plan conforms with all municipal ordinances and / or recommended waivers as detailed in the May 20, 2016 letter from Jeffrey S. Richter, P.E.; and

WHEREAS, the CADB has opened this matter for public comment; and

WHEREAS, staff recommends that the CADB grant approval to the current version of the Site Plan with certain recommendations which are detailed in the May 20, 2016 letter from Jeffrey S. Richter, P.E.; and

WHEREAS, the CADB concurs with the recommendation listed below:

- The Applicant work with the Springfield Township Fire Official to provide all necessary signage and emergency vehicle access elements as requested by the Springfield Township Fire Official.
- The increase in runoff from the site onto the adjoining preserved lands appears to be relatively insignificant, thus no additional stormwater improvements are required.

WHEREAS, the CADB has reviewed the recommendation in the May 20, 2016 letter from Jeffrey S. Richter, P.E. pertaining to additional vegetative buffering and landscaping aesthetics and finds that the current version of the Site Plan offers adequate vegetative buffering and aesthetics; and

WHEREAS, the May 20, 2016 letter from Jeffrey S. Richter, P.E., contains various other recommendations that have all been corrected and/or addressed in the current version of the Site Plan

NOW, THEREFORE BE IT RESOLVED that the Board makes the following findings:

1. The applicant meets the eligibility criteria as required under the Act
2. The activities for which the applicant is seeking an SSAMP determination are protected activities detailed in N.J.S.A. 4:1C-9 and in N.J.A.C. 2:76 2A.13
3. The Site Plan for Springfield Township, Block 1001, Lot 1.0, prepare by William H. Nicholson Associates, dated 3/28/16, revised to 6/30/16 is hereby approved with the following conditions:
 - The Applicant work with the Springfield Township Fire Official to provide all necessary signage and emergency vehicle access accomodations as requested by the Springfield Township Fire Official
 - The Applicant submit to Springfield Township any necessary fees or that may be required for the for site impsections
 - The Applicant submit to Springfield Township any necessary performance and/or maintenance bonds
 - If impacts from the construction of this Farm Market are found at a later date to have negative impacts on the preserved acreage adjacent to the Exception Area, the Applicant will be required to correct those measures in accordance with the Deed of Easement DB 6809 Page 909. These negative impacts may include, but are not limited to: drainage, trash and/or encroachment.

NOW, THEREFORE, BE IT FURTHER RESOLVED that this Site Plan approval does not exempt the Applicant from obtaining any / all other necessary permits and approvals as may be required in a standard Site Plan review application.

NOW, THEREFORE, BE IT FURTHER RESOLVED that copies of this resolution shall be provided to the SADC, Springfield Township and the Applicant.

Member	Yes	No	Abstain	Absent
Chairman Phillip Prickett	✓			
Vice Chair John J. Logue			✓	
Louis DeLorenzo			✓	
Robert T. Eckert			✓	
John M. Hlubik	✓			
Peter Johnson		✓		
Lawrence Kuser	✓			
Timothy Lutz	✓			
Lisa Post	✓			
Paul Shinn	✓			
D. Todd Wilkinson			✓	



Chairman Phillip Prickett

7/14/16
Date

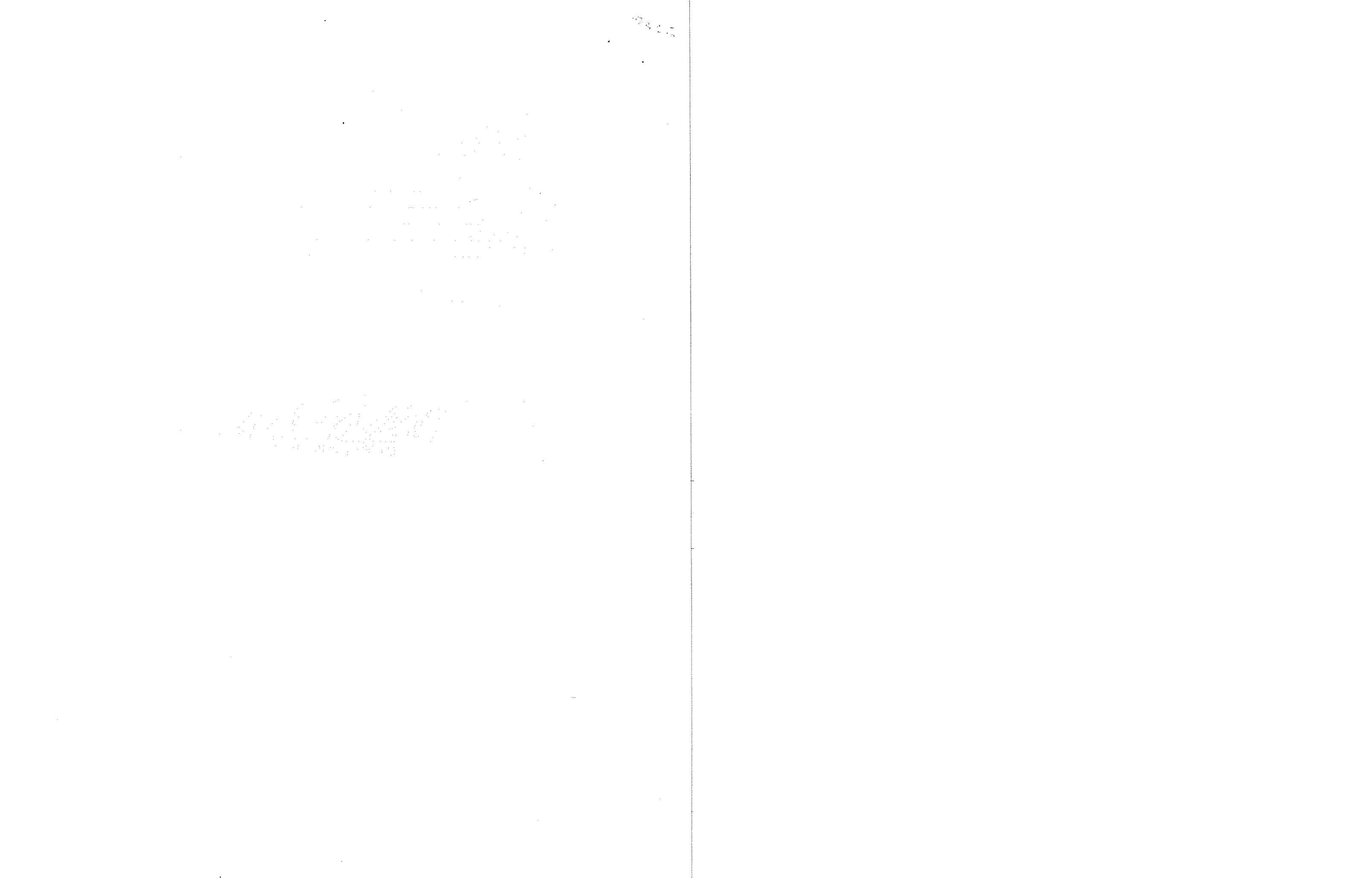


Exhibit C - 1 sheet

STORM DRAINAGE SUMMARY FOR RECKLESTOWN DISTILLERY

SPRINGFIELD TOWNSHIP

BURLINGTON COUNTY

Prepared by:

WILLIAM H. NICHOLSON ASSOCIATES, P.A.
4 Rancocas Boulevard
Mt. Laurel, NJ 08054
Phone: (856) 778-7447
Fax: (856) 778-7744

Project No.: 1211
Date: 5/16/2016
Rev.: 7/6/2016
By: SGW
Chk: WHN
ShL 1 of 1

STORM FREQUENCY (Yr.)	RAINFALL (In.)	EXISTING	DEVELOPED	CHANGE
		RUNOFF TO SOUTH (cfs)	RUNOFF TO SOUTH (cfs)	(cfs)
A	B	C	E	
2	3.4	1.79	1.96	0.17
10	5.2	4.14	4.36	0.22
100	8.8	9.43	9.83	0.40

Existing runoff based on agricultural practice of conservation tillage with crop residue left in place.

Developed runoff based on separate impervious/pervious cover runoff calculation.

The following table provides a comparison of runoff volumes for three different storm frequencies. The table shows the runoff volume for each frequency under two conditions: Existing (conservation tillage) and Developed (impervious/pervious cover).

The table illustrates that developed runoff volumes are significantly higher than existing runoff volumes for all three storm frequencies. This is due to the lack of infiltration and storage capacity in developed areas compared to agricultural land.

The table also shows that the difference between existing and developed runoff volumes increases as the storm frequency increases. For a 2-year storm, the developed runoff volume is approximately 1.96 cfs, while the existing runoff volume is approximately 1.79 cfs.

The table provides a clear comparison of runoff volumes for different storm frequencies under existing and developed conditions. It highlights the significant impact of urbanization and development on stormwater runoff volumes.

The following table provides a comparison of runoff volumes for three different storm frequencies. The table shows the runoff volume for each frequency under two conditions: Existing (conservation tillage) and Developed (impervious/pervious cover).

The table illustrates that developed runoff volumes are significantly higher than existing runoff volumes for all three storm frequencies. This is due to the lack of infiltration and storage capacity in developed areas compared to agricultural land.

Exhibit D - 3 sheets



BANC3, Inc.
Consulting Engineers
www.banc3engineering.com

■ Engineers 300 Alexander Park, Suite 350
■ Surveyors Princeton, NJ 08540
■ Construction Managers 609.759.1900 phone
■ Information Technology 609.919.9022 fax

May 20, 2016

Brian D. Wilson, CADB Administrator
Burlington County Farmland Preservation Program
P.O. Box 6000
Mount Holly, NJ 08060.
(Via email: bwilson@burlington.nj.us)

RE: Applicant: Recklesstown Farm Distillery, LLC
Block: 1001
Lot: 1.01
Plate: 10
Zone: AR-10 Agricultural Rural & Viewshed
Corridor
Action: Site Plan Recommendations
BANC3 File No.: 2000378.19

Dear Mr. Wilson,

As you are aware, the applicant has submitted an application to the County Agricultural Development Board (CADB) for Site Plan Approval to construct a craft distillery and associated site improvements on the above referenced property. The applicant appeared before the Springfield Township Planning Board on May 17, 2016 to informally discuss this project. The Planning Board reviewed the various deviations from the Township Ordinances the developed the following recommendations for CADB's consideration when reviewing this application.

Waivers

The Planning Board understands that approval of this project resides with the CADB. The Board would recommend waivers of the following Township parking and design standards:

1. The Township Ordinance requires driveway aisle widths to be twenty-five (25) feet. The Board recommends that the aisle widths be reduced to twenty-four (24) feet as proposed by the applicant.
2. The Township Ordinance does not permit parking on the main driveway access aisle. The Board recommends a waiver of this requirement to permit the parking as shown on the applicant's plan.
3. The Township Ordinance requires driveways to be thirty (30) feet in width. The Burlington County Planning Board will have jurisdiction over the driveway access width and configuration. The Township Planning Board recommends a waiver of the municipal requirement to permit the driveway width to be twenty-four (24) feet as shown on the applicant's plan.
4. The Township Ordinance requires parking and loading areas to be curbed and paved. The Board recommends a waiver of these requirements for the proposed use to preserve the rural character of the area.

May 20, 2016

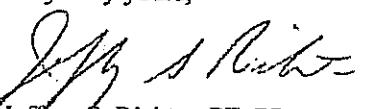
Recommendations

The Planning Board is requesting that the CADB consider the following recommendations when reviewing this application. These recommendations were discussed with the applicant and there was a general agreement that they would conform.

1. The Board recommends that fire lane signage be provided along the driveways. They also recommended that the Township Fire Official review the plan and provide input concerning this signage and accessibility for emergency vehicles. The applicant agreed to coordinate with the Township Fire Official.
2. The Board recommends that the future parking areas not encroach upon the front yard setback of 85 feet as required by the Township Ordinance. The applicant agreed to adjust the plan to comply.
3. The Township Ordinance has extensive requirements for landscaping and buffering of commercial properties and parking areas in residential zoning districts. The project site is located within the Township's AR-10 Agricultural Rural and Viewshed Corridor Districts which are residential in nature. The Board recommends that some additional landscaping be provided to complement the aesthetics of the site as viewed from adjacent roadways. The Board did not feel that heavy buffering was necessary based upon the surrounding uses.
4. The Board recommends that lighting facilities be provided for the sidewalks between the parking area and the building.
5. The Board recommends that drainage calculations be provided to the CADB for review. The applicant's engineer did provide calculations at the Township Planning Board meeting that indicate the increase in flow will be minimal. The Board felt that a slight increase in flow would be acceptable since it will be flowing onto the applicant's larger farm parcel.
6. The Board recommends that the loading space and trash collection areas be defined on the plans. These areas will be facing Route 206 therefore the Board recommends that these areas be buffered from view from the roadway. This buffer could be a combination of fencing and vegetation.
7. The turning movements for trucks appears tight at the end of the parking lot near the loading and trash collection area. The Board recommends that truck maneuvering onsite be reviewed by the CADB to insure that these vehicles will be able to access these areas. This would also include maneuvering for emergency vehicles.

In addition to the above waivers and recommendations, the Board had a question concerning who would be responsible for bonding of the proposed improvements and inspection of construction for this project.

Very truly yours,



Jeffrey S. Richter, PE, PP
Springfield Township Planning Board Engineer

May 20, 2016

JSR

cc: Planning Board Members
Patty Clayton, Planning Board Secretary (via email: clerk@springfieldtownshipnj.org)
Denis Germano, Esq., Zoning Board Solicitor (via email: dcg@govlaws.net)
George Hulse, Esq. (via email: ghulse@hulse-germano.com)
William H. Nicholson, PE (via fax: 856-778-7744)
Applicant

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Total Postage and Fees \$3.77	

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City, State, Zip/413 Jobstown, NJ 08041

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TRENTON, NJ 08625

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JOBSTOWN, NJ 08041

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Postage \$0.47	
Total Postage and Fees \$3.77	

Sent To Chang Ui & Shin Soon Ui Lee
Street and Apt. No., or P.O. Box: 2043 Jobstown-Jacksonville Rd.
City, State, Zip/4A: Jobstown, NJ 08041

For delivery information visit our website at www.usps.com

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MOUNT HOLLY, NJ 08060

Certified Mail Fee \$3.30	0814 02
Extra Services & Fees (check box, add fee \$0.00 ⁽¹⁾)	\$0.00
<input type="checkbox"/> Return Receipt (Handcopy) \$ 50.00	
<input type="checkbox"/> Return Receipt (Electronic) \$ 50.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ 50.00	
<input type="checkbox"/> Adult Signature Required \$ 50.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ 50.00	
Postage \$0.47	
Total Postage and Fees \$3.77	

Sent To Monmouth Road Associates
Street and Apt. No., or P.O. Box: 2214 Monmouth Rd.
City, State, Zip/4A: Mt. Holly, NJ 08060

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MOUNT HOLLY, NJ 08060

Certified Mail Fee \$3.30	0814 02
Extra Services & Fees (check box, add fee \$0.00 ⁽¹⁾)	\$0.00
<input type="checkbox"/> Return Receipt (Handcopy) \$ 50.00	
<input type="checkbox"/> Return Receipt (Electronic) \$ 50.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ 50.00	
<input type="checkbox"/> Adult Signature Required \$ 50.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ 50.00	
Postage \$0.47	
Total Postage and Fees \$3.77	

Sent To Burlington County Board of Chosen
Freeholders
Street and Apt. No., or P.O. Box No: 49 Rancocas Rd.
City, State, Zip/4A: Mt. Holly, NJ 08060

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For delivery information visit our website at www.usps.com

DAYTON, NJ 08810

Certified Mail Fee \$3.30	0814 02
Extra Services & Fees (check box, add fee \$0.00 ⁽¹⁾)	\$0.00
<input type="checkbox"/> Return Receipt (Handcopy) \$ 50.00	
<input type="checkbox"/> Return Receipt (Electronic) \$ 50.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ 50.00	
<input type="checkbox"/> Adult Signature Required \$ 50.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ 50.00	
Postage \$0.47	
Total Postage and Fees \$3.77	

Sent To Yeshus Highlander Ranch, LLC
P.O. Box 766
Dayton, NJ 08810

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Domestic Mail Only

For delivery information visit our website at www.usps.com

VINCENTOWN, NJ 08088

Certified Mail Fee \$3.30	0814 02
Extra Services & Fees (check box, add fee \$0.00 ⁽¹⁾)	\$0.00
<input type="checkbox"/> Return Receipt (Handcopy) \$ 50.00	
<input type="checkbox"/> Return Receipt (Electronic) \$ 50.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ 50.00	
<input type="checkbox"/> Adult Signature Required \$ 50.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ 50.00	
Postage \$0.47	
Total Postage and Fees \$3.77	

Sent To Mr. Thomas Allen
Street and Apt. No., or P.O. Box No: 260 Landing St.
City, State, Zip/4A: Southampton, NJ 08088

For delivery information visit our website at www.usps.com

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MOUNT HOLLY, NJ 08060

Certified Mail Fee \$3.30	0814 02
Extra Services & Fees (check box, add fee \$0.00 ⁽¹⁾)	\$0.00
<input type="checkbox"/> Return Receipt (Handcopy) \$ 50.00	
<input type="checkbox"/> Return Receipt (Electronic) \$ 50.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ 50.00	
<input type="checkbox"/> Adult Signature Required \$ 50.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ 50.00	
Postage \$0.47	
Total Postage and Fees \$3.77	

Sent To Burlington County Board of Chosen
Freeholders
Street and Apt. No., or P.O. Box No: 49 Rancocas Rd.
City, State, Zip/4A: Mt. Holly, NJ 08060

For delivery information visit our website at www.usps.com

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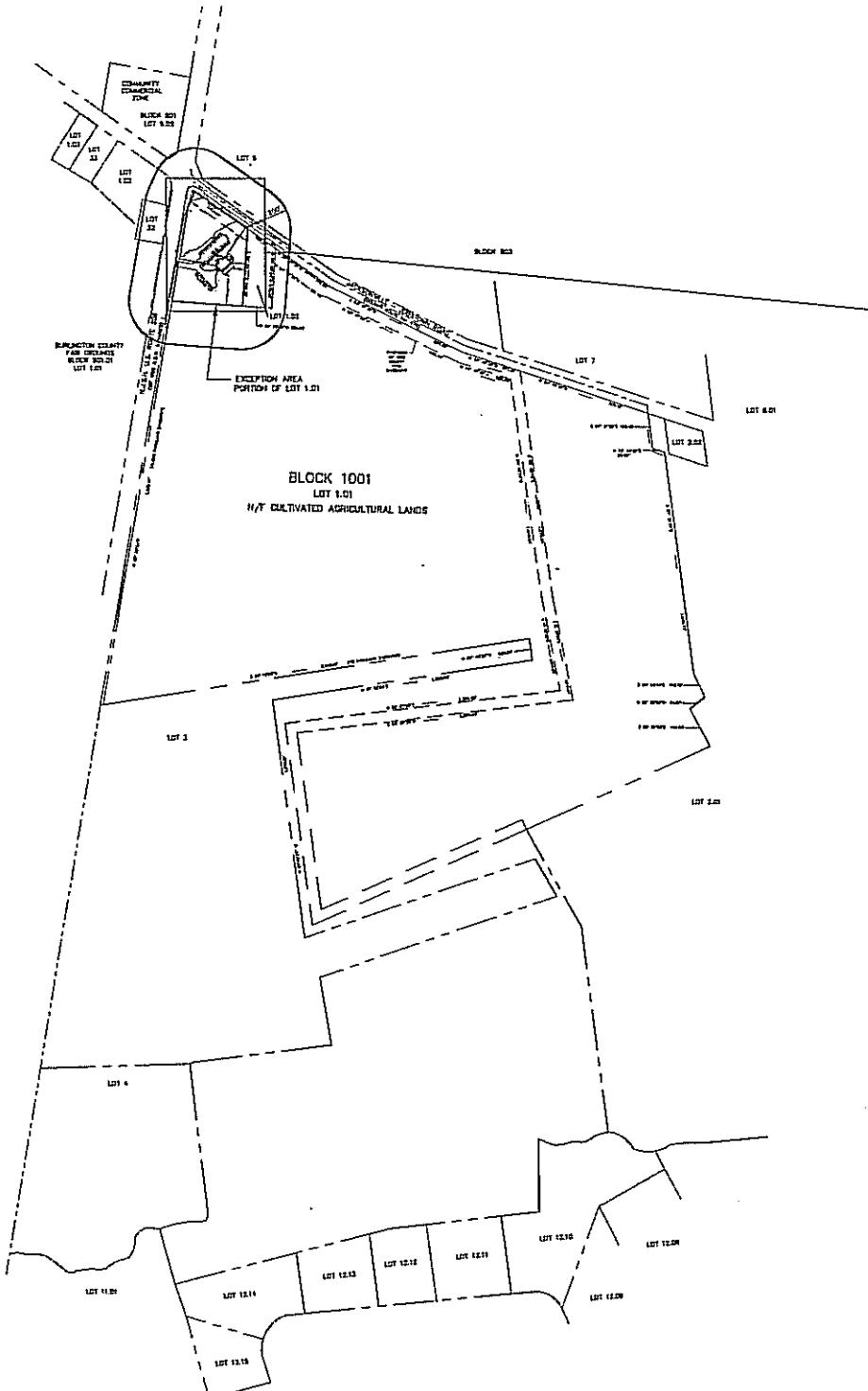
JOBSTOWN, NJ 08041

Certified Mail Fee \$3.30	0814 02
Extra Services & Fees (check box, add fee \$0.00 ⁽¹⁾)	\$0.00
<input type="checkbox"/> Return Receipt (Handcopy) \$ 50.00	
<input type="checkbox"/> Return Receipt (Electronic) \$ 50.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ 50.00	
<input type="checkbox"/> Adult Signature Required \$ 50.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ 50.00	
Postage \$0.47	
Total Postage and Fees \$3.77	

Sent To Mr. & Mrs. Edward & Athanasia Ward
Street and Apt. No., or P.O. Box No: 2050 Jobstown-Jacksonville Rd.
City, State, Zip/4A: Jobstown, NJ 08041

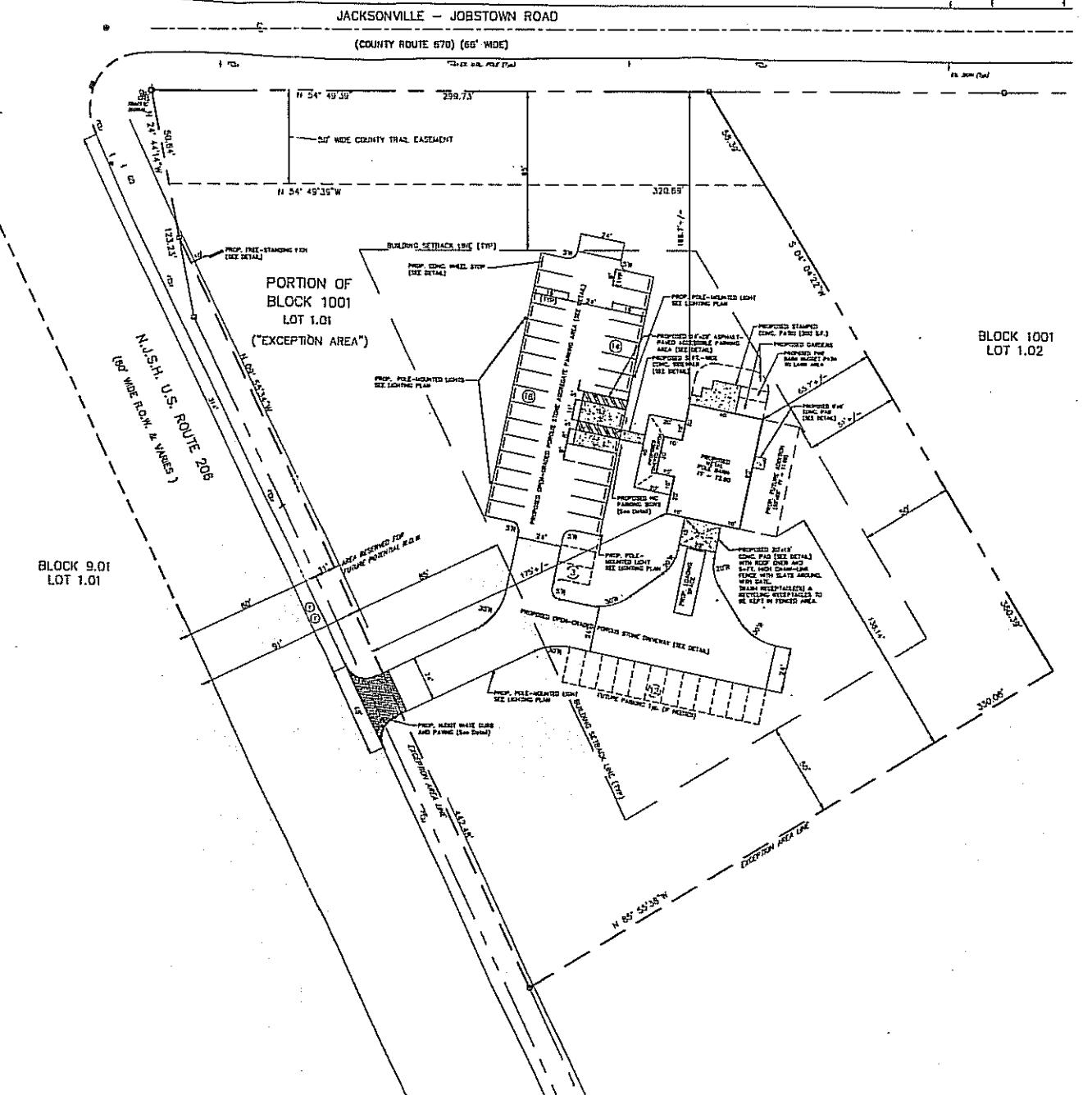
For delivery information visit our website at www.usps.com

Exhibit A - 3 sheets



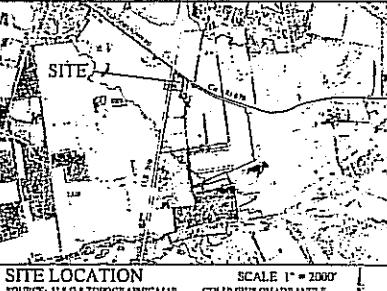
OVERALL PROPERTY

GRAPHIC SCALE
1 inch = 300 ft.



SITE PLAN
EXCEPTION AREA

GRAPHIC SCALE
1 inch = 300 ft.



SITE LOCATION SCALE 1" = 2000'
SOURCE: USGS TOPOGRAPHIC MAP, COLUMBUS QUADRANGLE

GENERAL NOTES:

- PROPERTY OUTBOUND BASED ON "PLAN OF SURVEY OF FARMLAND PRESERVATION PROPERTY OUTBOUND BLOCK 1001, LOT 1, SPRINGFIELD TOWNSHIP BY RONALD L. MURRAY, P.L.S., DATED 1/17/11.
- TOPOGRAPHIC INFORMATION SHOWN HEREIN FROM FIRSTSURVEYS SURVEY, EXCEPCTION AREA, PORTION OF BLOCK 1001, LOT 1, TOWNSHIP OF SPRINGFIELD, BURLINGTON COUNTY, NJ, BY AM LOGIC, P.L.S., DATED 02/29/2010.
- THE PROJECT AREA (EXCEPTION AREA, PORTION OF BLOCK 1001, LOT 1, IS LOCATED OUTSIDE THE 100-YEAR FLOODPLAIN AND OUTSIDE THE 100-YEAR FEDERAL EMERGENCY MANAGEMENT AREA, FLOOD INSURANCE RATE MAP (FIRMs) 340718, DATED JANUARY 22, 2011.
- SEE SHEET 3 FOR LIST OF OWNERS WITHIN 200 FEET.
- TRASH WILL BE STORED WITHIN THE PROPOSED FENCED CONCRETE PAD AREA AT THE WEST END OF THE PROPOSED BUILDING UNIT-PICK UP.

CONSTRUCTION NOTES:

- ALL NEW UTILITY LINES SHALL BE INSTALLED UNDERGROUND.
- ALL NEW UTILITY POLES SHALL BE RELOCATED BY CONCRETE MEDIUM STOPS.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE N.J. DEPT. OF TRANSPORTATION AND BUREAU OF HIGHWAY ENGINEERING AND BURLINGTON COUNTY ENGINEERING DEPARTMENT SUPPLEMENTAL SPECIFICATIONS.
- ALL PRECAST CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI.
- NO TOPSOIL SHALL BE REMOVED FROM THE SITE WITHOUT TOWNSHIP APPROVAL.

SITE DATA:

TAX MAP DESIGNATION:	LOT 1.01, BLOCK 1001, SHEET 10
PROPERTY AREA:	103.7/- ACRES
SITE AREA:	"EXCEPTION AREA" - 3.118 ACRES (35,820 SF)
PRESNT ZONING:	AGRICULTURAL RURAL-AN-10 (WENDELL CORRIDOR)
EXISTING USE:	CULTIVATED FIELD/AGRICULTURE
PROPOSED USE:	GRAFT DISTILLERY

ZONING STANDARDS:

ITEM:	REGULATED TO AC.	REGULATED TO ACRES
LOT AREA:	103.7 ACRES	2.118 ACRES
EXCEPTION AREA:	103.7/- (Exception Area 35,820 SF)	35,820 SF (Exception Area 35,820 SF)
LOT FRONTAGE, MILE 206 (CITY STREET):	230'	230'
FRONT YARD:	25'	18.67'-/
SIDE YARD:	25'	13.87'-/
REAR YARD:	25'	31'
BUILDING COVERAGE:	25% MAX	25% OVERALL PROPERTY (Proposed Building addition) 25% = DYNAMIC PROPERTY 25% = DYNAMIC PROPERTY BUILDING HEIGHT:
APPROXIMATE COVERAGE:	100' X 100'	100' X 100' = EXCEPTION AREA 100' X 100' = DYNAMIC PROPERTY 100' X 100' = DYNAMIC PROPERTY
BUILDING HEIGHT:	10'	25'

PARKING SPACES REQUIRED:

20 SEATS + 1 SPACE PER 3 SEATS	= 20 SPACES
4 EMPLOYEES + 1 SPACE PER 2 EMPLOYEES	= 7 SPACES
	= 27
PARKING SPACES PROVIDED: RESERVED FUTURE PARKING, IF NECESSARY	
EXISTING CONDITION, VARIANCE OR WAIVER MAY BE NEEDED	

OWNER:
PINEWOOD-ARMSTRONG FARM, LLC
BY STEVENS ROAD
CHESTERFIELD, NJ 08520

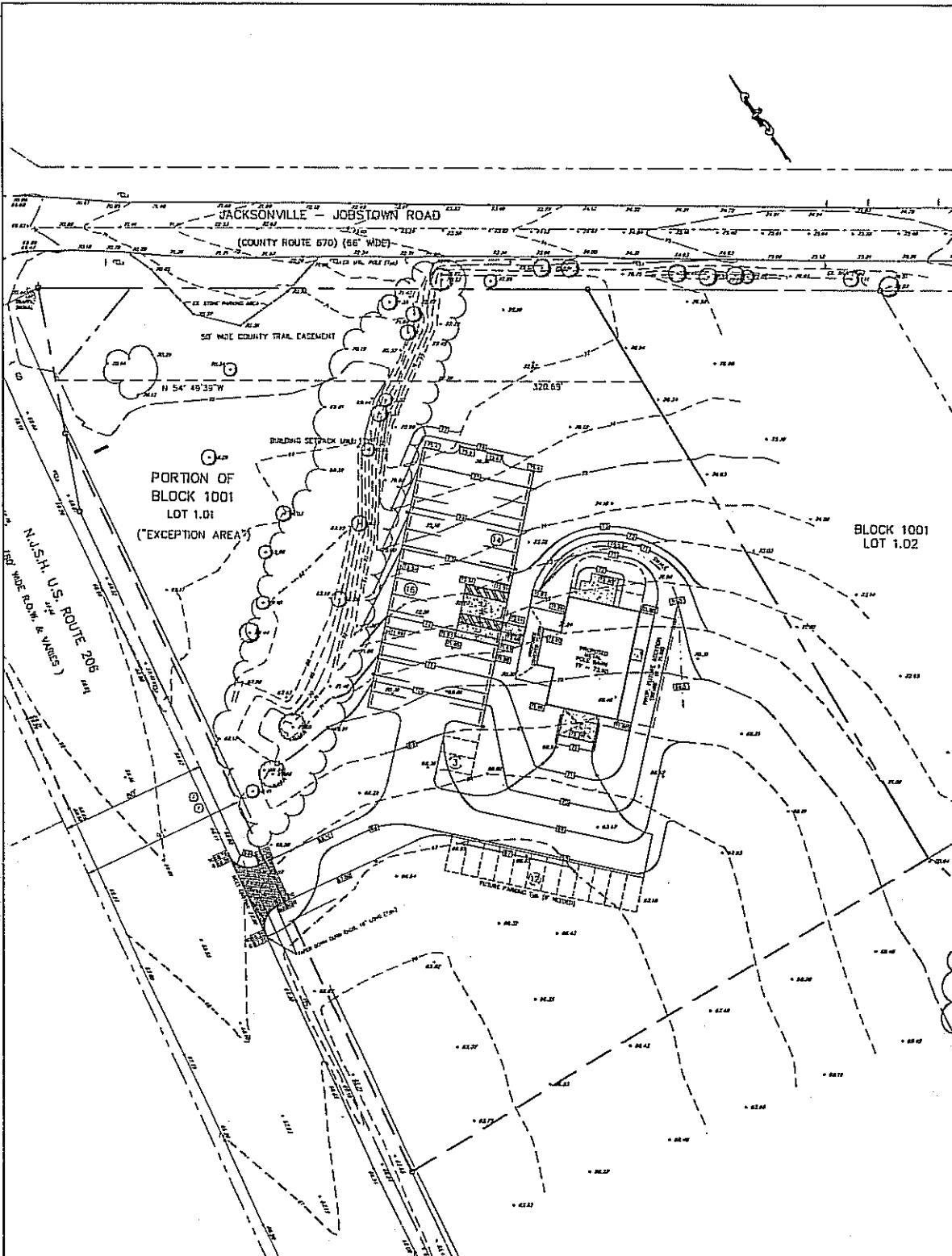
APPLICANT:
RECKLESSSTOWN FARM DISTILLERY LLC
BY STEVENS ROAD
CHESTERFIELD, NJ 08520

SITE PLAN BLOCK 1001 - LOT 1.01	
SPRINGFIELD TOWNSHIP BURLINGTON COUNTY, NJ	
William H. Nicholson Associates, P.A.	
CIVIL ENGINEERING & LAND PLANNING 1100 Old Marlboro Road, Hammonton Woods Mt Laurel, NJ 08043-2711 (609)775-1447 fax (609)775-7711 www.whnj.com	

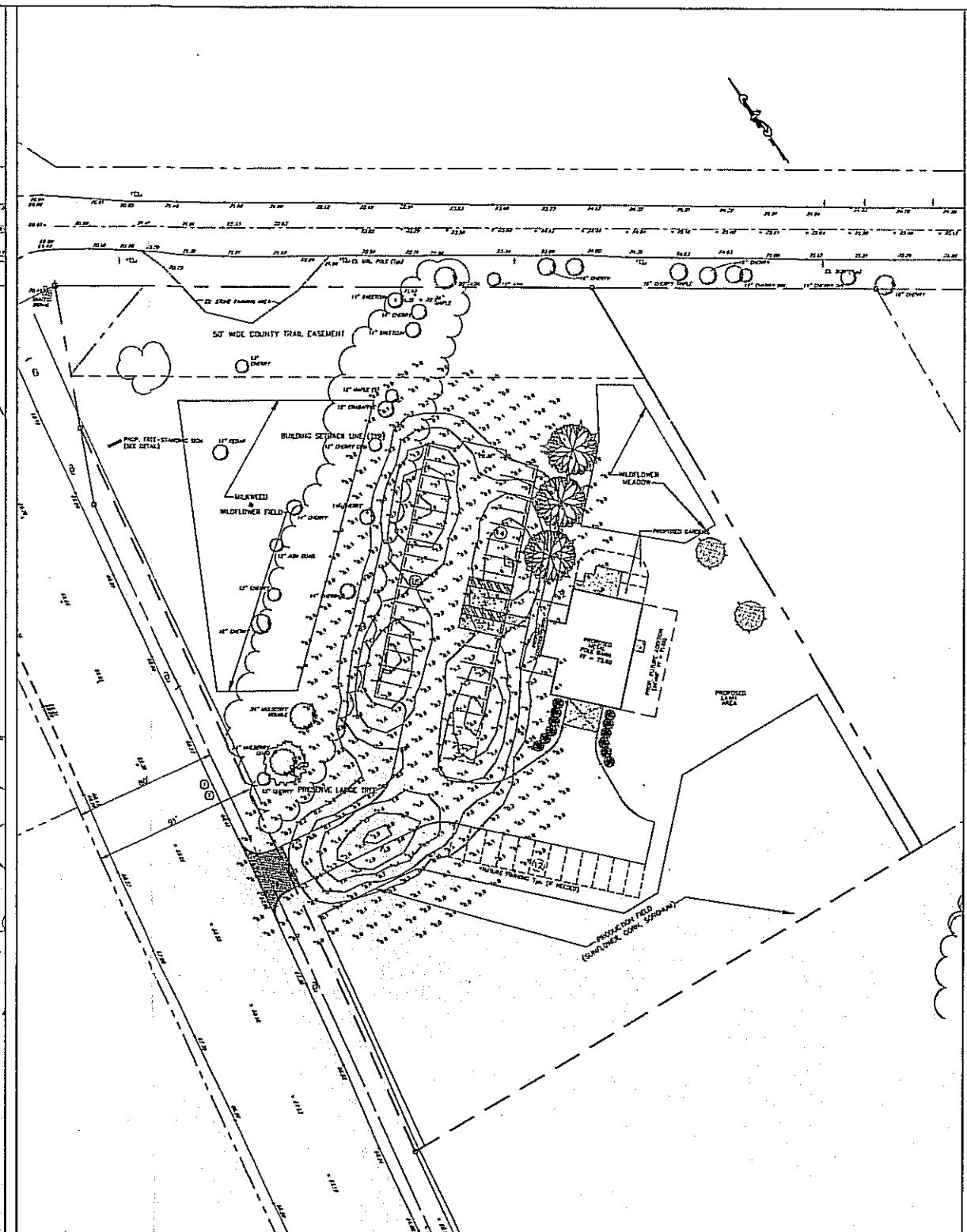
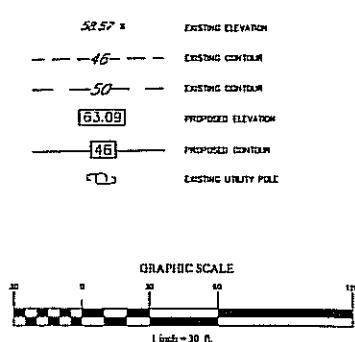
#	Date	Description	Signature
1	4/15/14	Change shown above on Bl. 206. Site grading & driveway, below building maximum 5ft from top of wall. Below roofline level.	
2	4/15/14	Change shown above on Bl. 206. Site grading & driveway, below building maximum 5ft from top of wall. Below roofline level.	

DRAWN BY
CHECKED BY
DATE: 3/29/14
FILED: 3/29/14
MAIL: T-20

WILLIAM H. NICHOLSON, P.E.

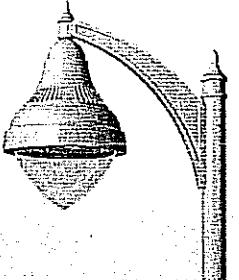


GRADING PLAN



LANDSCAPING AND LIGHTING PLAN

GENERAL NOTES:
1. NEW UTILITY LINES SHALL BE INSTALLED UNDERGROUND.
2. MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE N.J.
3. STANDARD SPECIFICATIONS FOR ROAD AND DITCH CONSTRUCTION,
4. CURRENT EDITION, AND ALL ADDENDA THERE TO, AND SURBURBAN COUNTY
5. SUPPLEMENTAL SPECIFICATIONS.
6. PROPOSED SITE CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE
7. STRENGTH OF 4000 P.S.I.
8. TOSPLASH SHALL BE REMOVED FROM THE SITE WITHOUT TOWNSHIP APPROVAL.



ERA ACORN LIGHTING FIXTURE

THIS SCHETTEL
LORAINNE: 21ST ERA ACCORD PCU DATAIRTM L60, BY KEL DURING
AC21Y3326LJXN_WH

See detail sheet for pole-mounting detail.
Values shown on lighting plan are maximums.

LANDSCAPING SCHEDULE

-  3. OCTOBER GLORY RED MAPLE
[Acer rubrum 'OCTOBER GLORY']
1 1/2 to 2-inches older, DAB, 3d fl. O.C.
 -  2. FRUIT TREES (Species & Cultivar to be determined)
1-inch culprits [min.], DAB
 -  12. CYLINDRICAL ABBREVIAE
[Thuya occidentalis Pyramidalis]
4 ft. height, DAB or smaller, 3d fl. O.C.
See detail sheet for detailed details

**GRADING PLAN &
CAPING AND LIGHTING PLAN
BLOCK 1001 LOT 1.01**

William H. Nicholson Associates, P.A.
PL ENGINEERING & LAND PLANNING
Rancocas Blvd. Rancocas Woods
Laurel, NJ 08054
(609) 778-7247 fax (609) 778-7241 www.whn.com

L	5/17/2016	Change account 10204 to 101. Account owner is Bill. Co. Hwy 17. Bill building manager 840. printing, lighting, landscaping.	5/20/2016
I	5/19/2016	The retransmission of information from Jiminy 84-1017 which library users are putting out of their hands and leaving them. Unethical behavior from us, and the new signs & labels and landscaping on buildings.	5/20/2016
Re:	Re: 2016	DESCRIPTION	From: 2016

WILLIAM NICHOLSON, B.E.

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